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**Limb**  
MOVING HOME



*Apartment 4, 40 Southfield, Hessle, East Yorkshire, HU13 0EU*

📍 Luxury Duplex Apartment

📍 Beautifully Appointed

📍 High Specification

📍 Council Tax Band = TBC

📍 2/3 Beds

📍 Private Balcony

📍 Exclusive Location

📍 Leasehold/EPC =

**£335,000**

## APARTMENT 4

This exceptional duplex apartment, accessed from the first floor landing, needs to be seen to be fully appreciated. With its grand proportions and high ceilings, it forms part of the renovation of the original building beautifully blending character and the luxuries of modern living. As depicted on the attached floorplan, the entrance hall is of double height with a staircase leading to the upper floor plus access to a useful and spacious cloaks cupboard. The stunning living room has a grand bay window to the front southern elevation providing a view of the northern tower of the iconic Humber Bridge. It is open plan in style through to the dining kitchen which has an array of high spec units and integrated appliances. Double doors open out to a private balcony overlooking the rear. Bedroom 1 has the benefit of an en-suite and upon the upper floor lies a further bedroom with dressing room/bedroom 3 and a stylish bathroom with freestanding bath.

## KEY FEATURES

- Two/Three Bedrooms
- Period Features
- Bathroom plus en-suite
- Superb living room with bay window
- Open plan dining kitchen
- Private Balcony
- 2 x parking spaces
- Use of communal gardens

## THE DEVELOPMENT

This stunning conversion of a grand Victorian villa has created a fabulous range of six high quality apartments finished to an exacting specification and ready to move straight into. The original building had fallen into disrepair over the years and has been reborn with an outstanding renovation and extension to create a range of apartments that showcase many period features complimented by superb modern fittings creating a wonderful place to live in a simply beautiful setting. The apartments within the main building enjoy elegant proportions with high ceilings, detailed corncicing and many lovely touches whilst the two rear apartments (3 & 6) have a more contemporary feel and look straight over the rear garden. Each apartment has 2 x parking spaces and its own terrace or balcony in addition to the use of the communal rear garden (maintained under the service agreement). The apartments are located within the heart of the prestigious and leafy Southfield Conservation Area amongst many fine homes of distinction.



## LOCATION

40 Southfield stands proudly along the beautiful tree lined and highly sought after residential area of Southfield. It forms part of Hessle's conservation area which comprises many fine homes of distinction, the majority of which evoke the grandeur of the Victorian era. Southfield is located within walking distance of the bustling centre of Hessle, with its superb range of shops and amenities including restaurants, cafes, bars, boutique shops, delicatessen, supermarket, newsagent, banking hub, chemist, gift shops, hair/beauty salons, health centre, takeaways and much more, all of which make Southfield a truly desirable place to live. Situated approximately 5 miles to the west of Hull City Centre, on the banks of the River Humber, Hessle benefits from excellent road and rail links with its own railway station, regular bus service and immediate access to the Clive Sullivan dual carriageway leading into Hull City Centre to the east or the national motorway network to the west. The iconic Humber Bridge is situated nearby providing east access to North Lincolnshire and Humberside airport. Public and private schooling for all ages are available locally in addition to many recreational facilities.



## GENERAL SPECIFICATION

The properties have been completed to an exacting standard with a keen eye on quality and attention to detail. Features include:

- Fibre optic TV
- New timber sash double glazed and acoustic sash windows to the front facing apartments.
- Contemporary aluminium framed French doors and glazing also fitted. (Where appropriate)
- Individual gas fired central heating system via a Worcester Bosch combination boiler (10 year guarantee)
- Fully restored original features in the original building.
- Classic style antique brass radiators
- Antique brass fittings and sockets
- Kitchens with integrated appliances
- Granite work surfaces and upstands
- Fully tiled bathrooms with underfloor heating
- German Hansgrohe taps and showers
- Flooring included, combination of carpets and wood
- Stunning ceiling cornicing (excluding no.3 & no.6)
- Beautiful communal hallway and staircase
- Individual apartment alarms
- Auto gated front entrance with video intercom
- Entrance Video intercom
- 2 x car parking spaces per apartment
- Individual terrace or balcony per apartment
- Further communal lawned gardens
- Secure separate bin store and cycle racks.

## ACCOMMODATION

An impressive doorway opens to the communal hallway.

## COMMUNAL HALLWAY

A simply stunning first impression created by this grand hallway with its fabulous turning staircase leading up through the middle of the building. There is decorative panelling to the walls and an attractive tiled floor. The turning staircase leads up to the first floor.



## APARTMENT 4

A private residential entrance door opens to:

### ENTRANCE HALLWAY

An impressive entrance hallway with vaulted ceiling having a further staircase leading up to the second floor. Situated off the hallway is an extremely large and very useful storage cupboard with double doors. Double doors also open into the living room.

### LIVING ROOM

A grand room with high ceilings having beautiful coving and ceiling rose. A bay window to the front south elevation allows light to flood in and provides a view of the northern tower of the Humber Bridge. This room is open plan in style through to the dining kitchen.



## DINING KITCHEN

Fitted with a stunning range of high spec units with quartz work surfaces. There is an undercounter one and a half copper sink with a professional style mixer tap. Integrated appliances include a double oven, induction hob with extractor above, 60/40 fridge freezer, dishwasher and washer dryer. Concealed gas fired central heating boiler. Double doors open out to a stunning contemporary rear balcony with a view of the rear garden.



## BALCONY



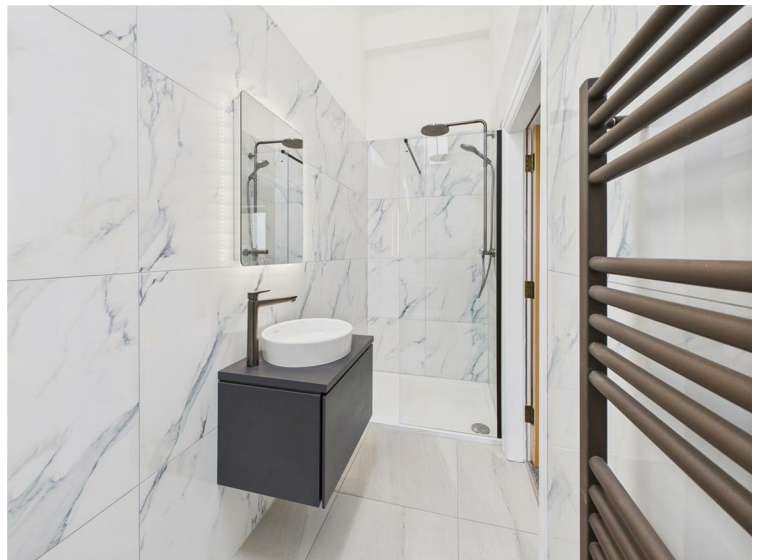
## BEDROOM 1

With beautiful coving and ceiling rose. Window to the side elevation.



## EN-SUITE SHOWER ROOM

With low level W.C., circular wash hand basin on cabinet with mixer tap, "walk in" shower with glazed partition, rainhead and handheld shower system. Comprehensively tiled to walls and floor, heated towel rail.



## UPPER FLOOR

### LANDING

With Velux roof light.

## BEDROOM 2

With dormer style window to the front south elevation, providing a view of the Humber Bridge.



## EN-SUITE BATHROOM

With suite comprising low level W.C., feature free standing oval shaped bath with tap stand, circular Duravit wash hand basin and cabinet, tiling to the floor and walls, heated towel rail, dormer style window to rear elevation. This room is also accessible from the Dressing room/Bed 3.



## DRESSING ROOM/BED 3

With Velux style window.



## COMMUNAL GARDENS



## REAR CAR PARK



## REAR VIEW



## TENURE

Leasehold - The lease term is to be 999 years with a share of the freehold.

## CHARGES

A service charge of approximately £100 per month is applicable to include external maintenance/gardening/communal areas/ground rent and buildings insurance.

## CONDITIONS OF SALE

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. All sketches and plans contained within this brochure are for illustration and identification purposes only. All measurements given are approximate only. Any intending purchasers must satisfy themselves by inspection or otherwise about the correctness about each statement contained within these particulars. Please clarify any point of particular importance to you and check specification and materials before making an offer. These particulars do not constitute any part of an offer or contract and are subject to the properties not being sold. Details contained herein are correct at the time of print.

## COUNCIL TAX BAND

As this property is part of a recent conversion, it has not yet been allocated a Council Tax band. We would recommend that any prospective purchaser make their own enquiries with the local authority to verify the eventual banding.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

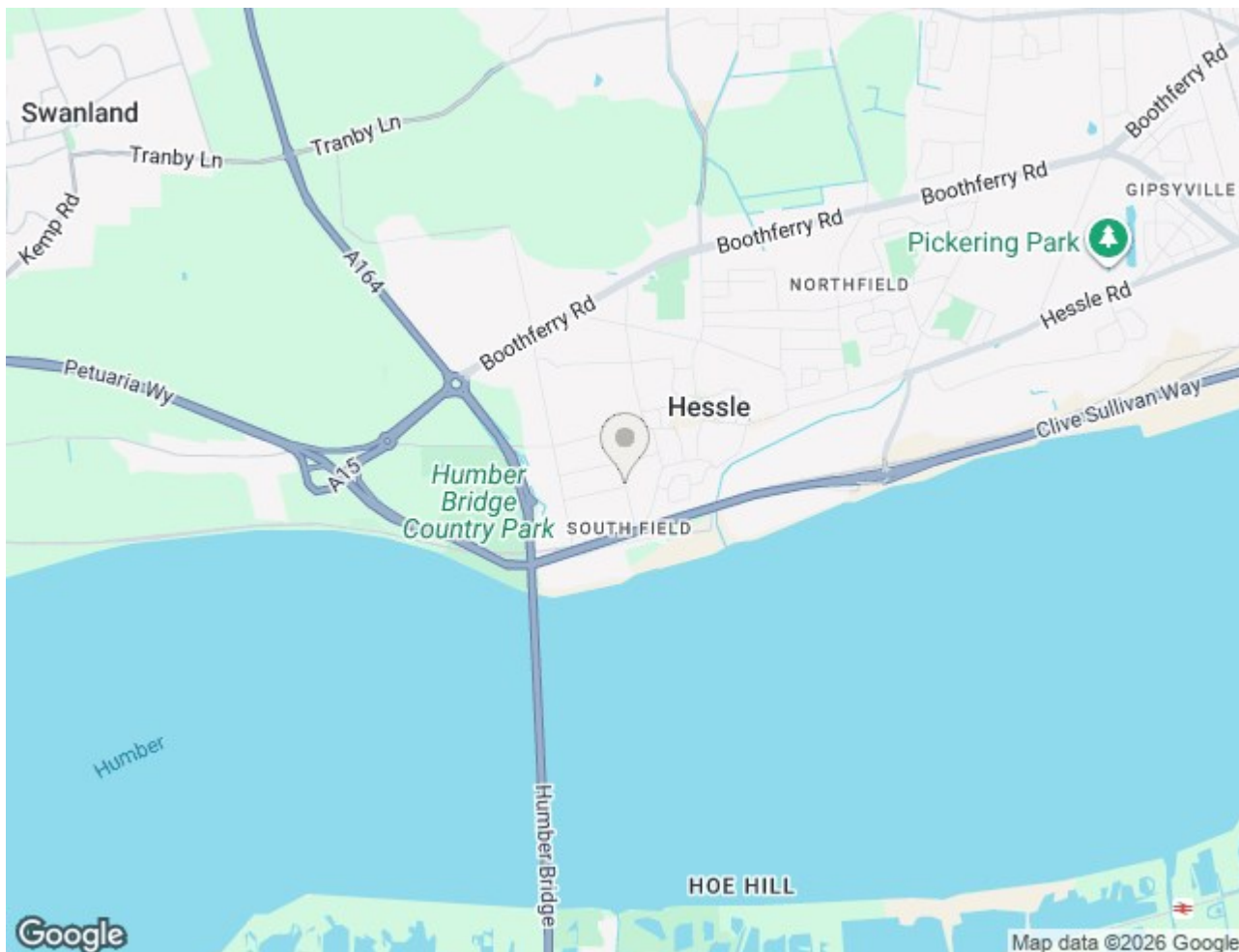
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## PHOTOGRAPH DISCLAIMER


In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	